

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Southern District of Texas

Case number (if known): _____ Chapter 11☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy****06/22****If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.****1. Debtor's name**Galleria 2425 Owner, LLC**2. All other names debtor used in the last 8 years**Include any assumed names, trade names, and *doing business as names***3. Debtor's federal Employer Identification Number (EIN)**3 6 - 4 8 9 6 7 3 8**4. Debtor's address****Principal place of business****Mailing address, if different from principal place of business**1001 West Loop South

Number Street

Houston, TX 77027

City State ZIP Code

Harris

County

Number Street

City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL)**6. Type of debtor**☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☒ Other. Specify: Limited Liability Company

Debtor Galleria 2425 Owner, LLC
Name

Case number (if known) _____

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5 3 1 1**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☒ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☐ No

☒ Yes. District Southern District of Texas When 7/5/2023 Case number 23-60036
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____
MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?☒ No

☐ Yes. Debtor _____ Relationship _____

List all cases. If more than 1, attach a separate list.

District _____ When _____
MM / DD / YYYY

Case number, if known _____

Debtor Galleria 2425 Owner, LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard?

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number Street

City

State

ZIP Code

Is the property insured?☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds?**

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- ☒ 1-49 ☐ 50-99 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 25,001-50,000 ☐ 50,000-100,000
- ☐ 100-199 ☐ 200-999 ☐ 10,001-25,000 ☐ More than 100,000

15. Estimated assets

- ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
- ☐ \$50,001-\$100,000 ☒ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
- ☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
- ☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

Debtor Galleria 2425 Owner, LLC
Name

Case number (if known) _____

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input checked="" type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures**WARNING --**

Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

- The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- I have been authorized to file this petition on behalf of the debtor.
- I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/05/2023
MM/ DD/ YYYY

X/s/ Dward Darjean

Signature of authorized representative of debtor

Dward Darjean

Printed name

Title Manager

18. Signature of attorney

X/s/ James Q. Pope

Signature of attorney for debtor

Date 12/05/2023

MM/ DD/ YYYY

James Q. Pope

Printed name

The Pope Law Firm

Firm name

6161 Savoy Drive 1125

Number Street

Houston

City

TX

State

77036

ZIP Code

(713) 449-4481

Contact phone

jamesp@thepopelawfirm.com

Email address

24048738

Bar number

TX

State

Fill in this information to identify the case:

Debtor name Galleria 2425 Owner, LLC

United States Bankruptcy Court for the:

Southern District of Texas

Case number (if known): _____

☐ Check if this is an amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	2425 WL, LLC 13498 Pond Springs Rd. Austin, TX 78729				\$25,092,415.80	\$17,500,000.00	\$7,592,415.80
2	Ali Choudhry 1001 West Loop South 700 Houston, TX 77027						\$960,000.00
3	Ash Automated Control Systems, LLC PO Box 1113 Fulshear, TX 77441		HVAC Repair				\$1,548.31
4	Caz Creek Lending 118 Vintage Park Blvd No. W Houston, TX 77070		Tax Lien		\$800,238.37	\$17,500,000.00	\$800,238.37
5	Cirro Electric PO Box 60004 Dallas, TX 75266						\$27,000.00
6	City of Houston PO Box 1560 Houston, TX 77251						\$7,500.00
7	CNA Insurance Co PO Box 74007619 Chicago, IL 60674						\$63,216.48
8	Datawatch Systems 4520 East West Highway 200 Bethesda, MD 20814						\$18,626.10

Debtor Galleria 2425 Owner, LLC
Name _____

Case number (if known) _____

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Firetron PO Box 1604 Stafford, TX 77497						\$30,040.34
10	First Insurance Funding 450 Skokie Blvd Northbrook, IL 60062						\$5,507.36
11	Gulfstream Legal Group 1300 Texas St Houston, TX 77002						\$57,799.06
12	Harris County Tax Assessor PO Box 4622 Houston, TX 77210				\$957,825.16	\$17,500,000.00	\$957,825.16
13	HNB Construction, LLC 521 Woodhaven Ingleside, TX 78362						\$58,207.11
14	Lexitas PO Box Box 734298 Dept 2012 Dallas, TX 75373						\$2,813.33
15	MacGeorge Law Firm 2921 E 17th St Bldg D Suite 6 Austin, TX 78702						\$34,445.48
16	National Bank of Kuwait 299 Park Ave. 17th Floor New York, NY 10171			Disputed	\$26,000,000.00	\$17,500,000.00	\$26,000,000.00
17	Nationwide Security 2425 W Loop S 300 Houston, TX 77027						\$32,549.70
18	Nichamoff Law Firm 2444 Times Blvd 270 Houston, TX 77005						\$46,984.22
19	TKE 3100 Interstate North Cir SE 500 Atlanta, GA 30339						\$57,881.13
20	Zindler Cleaning Service Co 2450 Fondren 113 Houston, TX 77063						\$2,110.88

**IN THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

IN RE: **Galleria 2425 Owner, LLC**

CASE NO

CHAPTER 11

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 12/05/2023

Signature /s/ Dward Darjean
Dward Darjean, Manager

2425 WL, LLC
13498 POND SPRINGS RD.
AUSTIN, TX 78729

ADT
PO BOX 382109
PITTSBURGH, PA 15251

ALI CHOUDHRY
1001 WEST LOOP SOUTH 700
HOUSTON, TX 77027

ASH AUTOMATED CONTROL
SYSTEMS, LLC
PO BOX 1113
FULSHEAR, TX 77441

CAZ CREEK LENDING
118 VINTAGE PARK BLVD NO. W
HOUSTON, TX 77070

CFI MECHANICAL, INC
6109 BRITTMOORE RD
HOUSTON, TX 77041

CIRRO ELECTRIC
PO BOX 60004
DALLAS, TX 75266

CITY OF HOUSTON
PO BOX 1560
HOUSTON, TX 77251

CNA INSURANCE CO
PO BOX 74007619
CHICAGO, IL 60674

COMCAST
PO BOX 60533
CITY OF INDUSTRY, CA 91716

DATAWATCH SYSTEMS
4520 EAST WEST HIGHWAY 200
BETHESDA, MD 20814

ENVIRONMENTAL COALITION
INC
PO BOX 1568
STAFFORD, TX 77497

FERGUSON FACILITIES
SUPPLIES
PO BOX 200184
SAN ANTONIO, TX 78220

FIRETRON
PO BOX 1604
STAFFORD, TX 77497

FIRST INSURANCE FUNDING
450 SKOKIE BLVD
NORTHBROOK, IL 60062

GULFSTREAM LEGAL GROUP
1300 TEXAS ST
HOUSTON, TX 77002

HARRIS COUNTY TAX
ASSESSOR
PO BOX 4622
HOUSTON, TX 77210

HNB CONSTRUCTION, LLC
521 WOODHAVEN
INGLESIDE, TX 78362

KINGS 111 EMERGENCY
COMMUNICATIONS
751 CANYON DRIVE, SUITE 100
COPPELL, TX 75019

LEXITAS
PO BOX BOX 734298 DEPT 2012
DALLAS, TX 75373

LOGIX FIBER NETWORKS
PO BOX 734120
DALLAS, TX 75373

MACGEORGE LAW FIRM
2921 E 17TH ST BLDG D SUITE 6
AUSTIN, TX 78702

MUELLER WATER TREATMENT
1500 SHERWOOD FOREST DR.
HOUSTON, TX 77043

NATIONAL BANK OF KUWAIT
299 PARK AVE. 17TH FLOOR
NEW YORK, NY 10171

NATIONWIDE SECURITY
2425 W LOOP S 300
HOUSTON, TX 77027

NICHAMOFF LAW FIRM
2444 TIMES BLVD 270
HOUSTON, TX 77005

TKE
3100 INTERSTATE NORTH CIR SE 500
ATLANTA, GA 30339

WASTE MANAGEMENT
PO BOX 660345
DALLAS, TX 75266

ZINDLER CLEANING SERVICE
CO
2450 FONDREN 113
HOUSTON, TX 77063